

Proposed Scheme

6.11 Roof Plan



Source: Arcadia Design Report

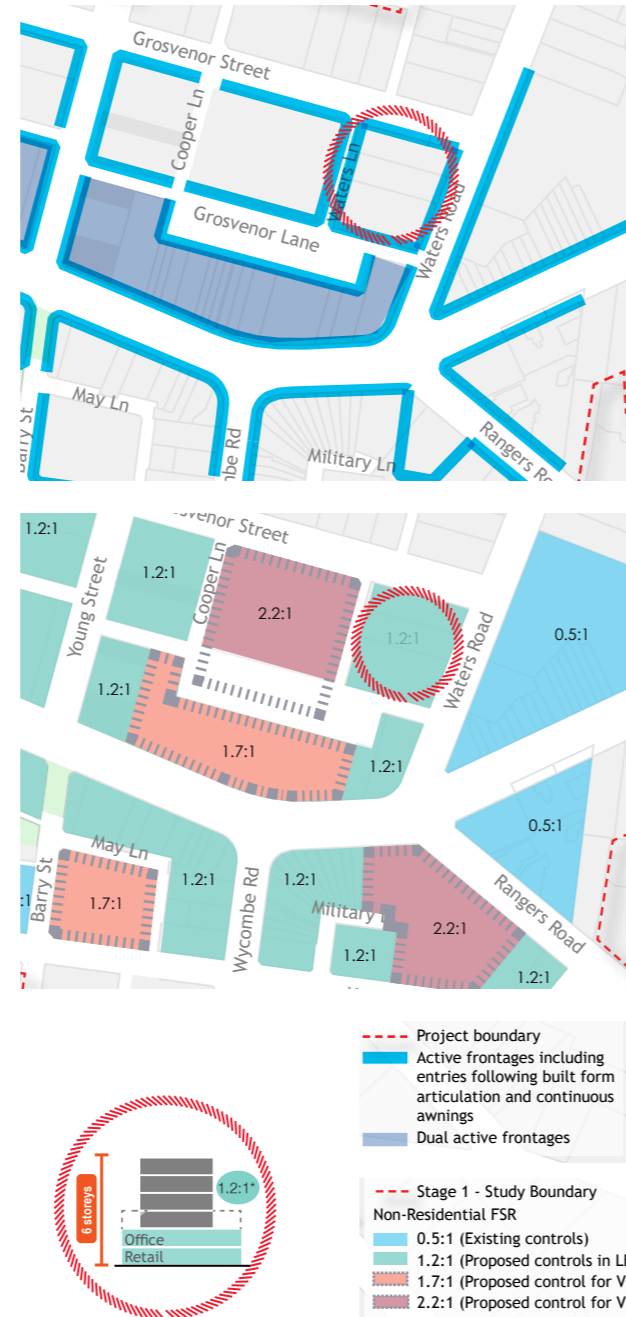
Proposed Scheme

6.12 Relationship to Military Road Corridor Planning Study_Employment + Activation

Employment + Activation

The proposal includes a series of retail spaces and a high level of street activation, which achieve the objectives of the Military Road Corridor Study, including;

- Providing an area of non-residential floor area that exceeds both existing controls and future controls based on the Military Road Corridor Planning
- Increasing employment capacity across the Neutral Bay town centre through an increase in the Non-Residential floor space ratio. Approximately 2000sqm of non-residential floor space is proposed above 1.2:1 FSR.
- Supporting local businesses through an increase in non-residential floor area
- Developing a high level of local street activity and amenity through activation, achieved through high quality retail spaces located on prominent corners.
- Supporting diversity and amenity of retail uses with a variety of retail spaces.
- Encourage a level of activation and passive surveillance in all laneways



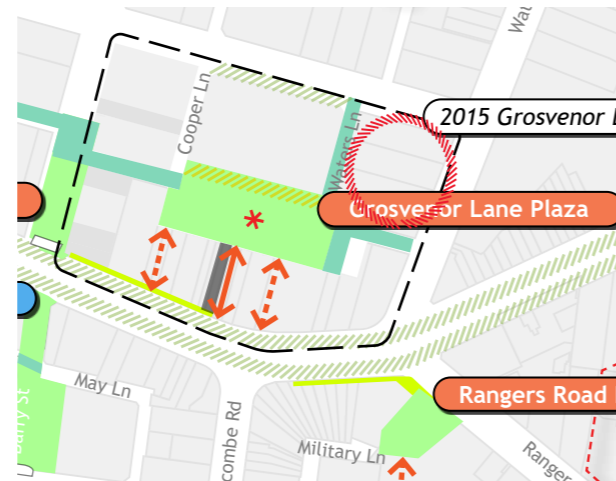
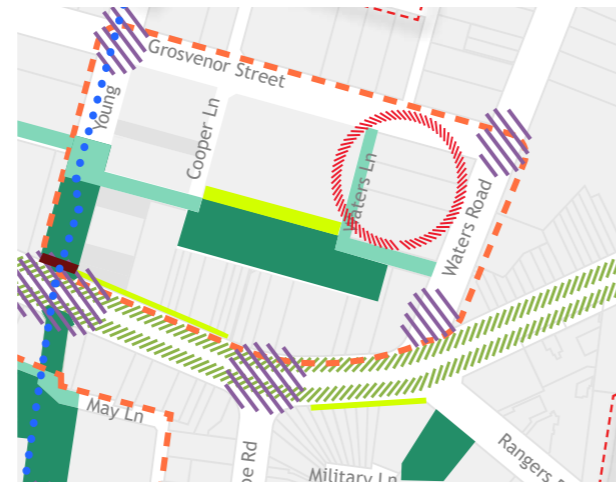
Proposed Scheme

6.13 Relationship to Military Road Corridor Planning Study_Public Domain

Public Domain Improvements

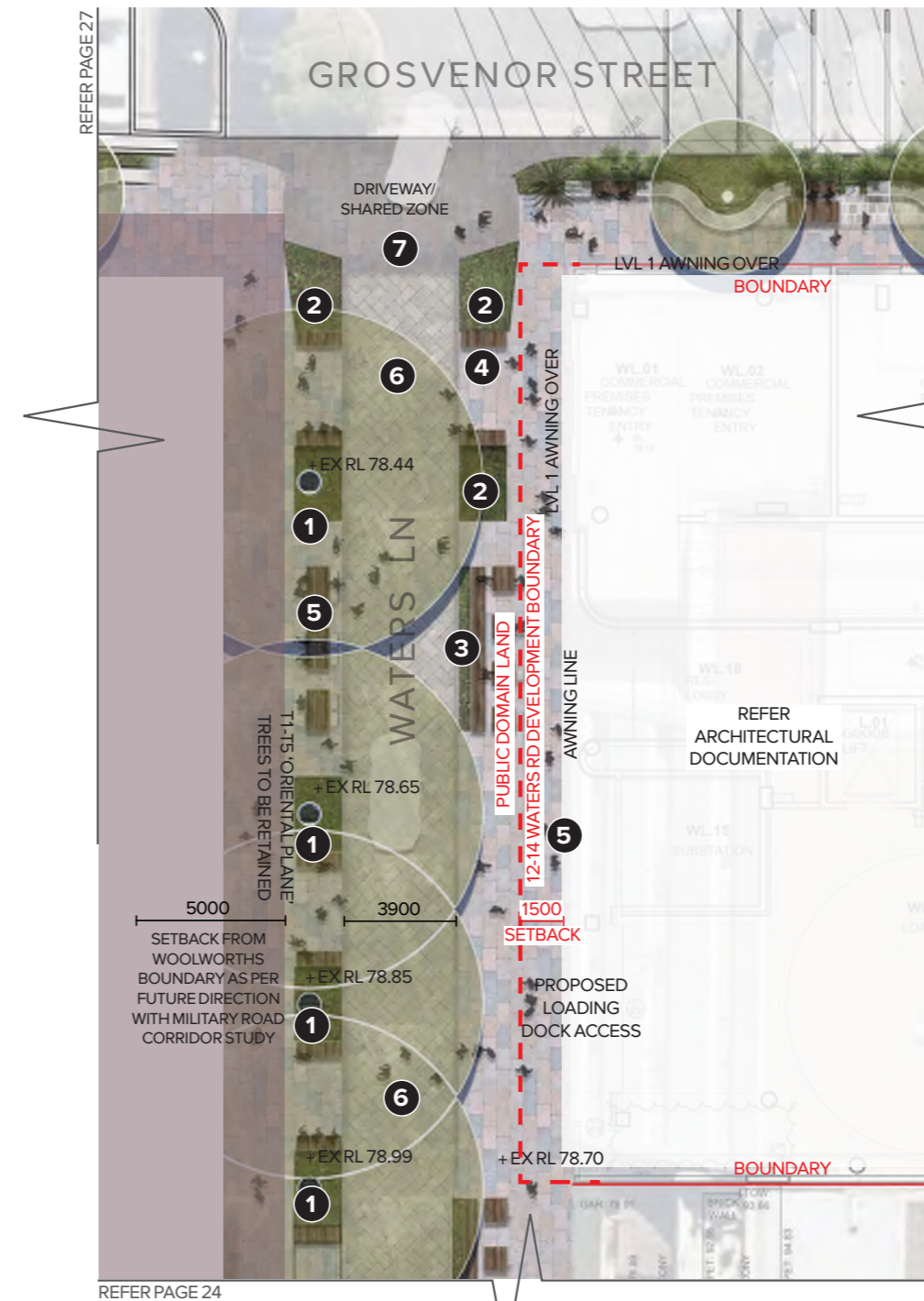
The proposal includes public domain upgrades and improvements, which achieve the objectives of the Military Road Corridor Study, including;

- Significant public domain works to be delivered via works in kind including proposed pedestrianisation of Waters Lane
- The proposed lane upgrades prioritise pedestrians and improve amenity in the Neutral Bay town centre.
- Wider public benefits of the proposed public domain upgrades include:
 - _Improved environment sustainability
 - _Increased business activity
 - _Social interaction and well-being
- Additional tree cover and vegetation providing an improvement in the urban tree canopy



- | | |
|---|--|
| - - - Stage 1 - Study boundary | - - - Stage 1 - Study boundary |
| - - - 2015 Grosvenor Lane planning study boundary | - - - Improved pedestrian amenity |
| - - - Improved pedestrian amenity | - - - Dedicated cycle path |
| - - - Proposed public domain improvements | - - - Intersection improvements |
| - - - Proposed shared zones | - - - Potential public open space |
| - - - Recommended major artwork | - - - Potential shared zones |
| - - - Existing through-site-links | - - - Road closures |
| - - - Future through-site-links | - - - Public underground car parks to offset any existing parking lost |
| - - - Potential expansion of outdoor dining | - - - Ground floor setbacks |
| - - - Ground floor setbacks as public areas | |

- Key**
- Site Location

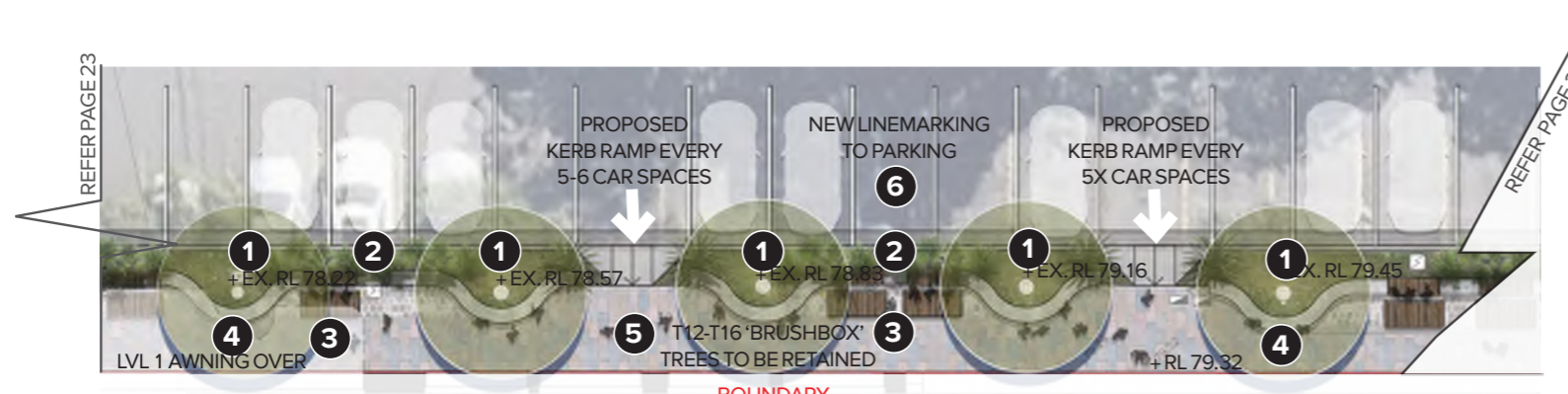


Legend

- Existing trees to be retained. Paving to widen around root structure to allow planting with new garden edge. New edge to be pinned structure with no footings to avoid impact on existing root system, as per Arborist advice. Existing levels to be retained
- Flush garden areas with mass shrub accent plants & groundcovers to strengthen vehicular edge, and buffer traffic noise and views to retail frontages
- Fixed bench & table seating
- Fixed bench seating
- Footpath: 200x400x60mm precast concrete pavers with a honed finish stretcher bond*
- Shared zone: 80 x 113 x 225mm 'Charcoal' (dark grey) coloured interlocking concrete pavers with standard finish*. Existing laneway to be raised to fall flush with existing pathways and to avoid impacting existing tree root systems as per Arborists advice.
- Cross over: 200 x 200 x 80mm paver in stretcher bond*

*As per North Sydney Council's Public Domain Style Manual & Design Codes

Proposed Scheme



Legend

- 1 Existing trees to be retained. New feature uplighting to be installed in new garden under
- 2 Landscape buffer with mass shrubs, accent plants & groundcovers to screen pedestrians from the road
- 3 Fixed bench & table seating
- 4 Continuous curved bench seating, that acts as protective garden edge
- 5 Footpath: 200x400x60mm precast concrete pavers with a honed finish in stretcher bond*
- 6 Feedback requested from council on carparking layout but not received upon lodgement

*As per North Sydney Council's Public Domain Style Manual & Design Codes

REFER ARCHITECTURAL DOCUMENTATION



Legend

- 1 Proposed street tree planting to Waters Rd with feature uplighting in garden under
- 2 Landscape buffer with mass shrubs, accent plants & groundcovers to screen pedestrians from the road
- 3 Intermittent bench seating
- 4 Footpath: 200x400x60mm precast concrete pavers with a honed finish in stretcher bond*
- 5 4x fixed bike racks
- 6 *As per North Sydney Council's Public Domain Style Manual & Design Codes

PROPOSED DRIVEWAY
+RL 80.90
T6 'BRUSHBOX' TREE TO BE REMOVED. REFER ARBORIST REPORT

STING NEIGHBOURING RESIDENCE

Proposed Scheme



Retail

7

Retail

7.1 Analysis



Edge of Block

- The site's location on the corner of Grosvenor St and Waters Road establishes itself as a marker to the edge of the block as well as the wider retail precinct



'Eat Street' Extension

- Existing eat street presence on Grosvenor Street is contained to area west of Young Street
- There is the potential to extend this by establishing food retail on site and 'bookending' the eat street



Relationship to supermarket and Grosvenor Lane

- The pedestrianisation of Waters Lane will allow direct connections between future retail tenancies and the existing supermarket
- The future conversion of Grosvenor Lane into a public plaza will create further pedestrian links to the existing retail complex along Military Road

Retail

7.2 Retail Layout

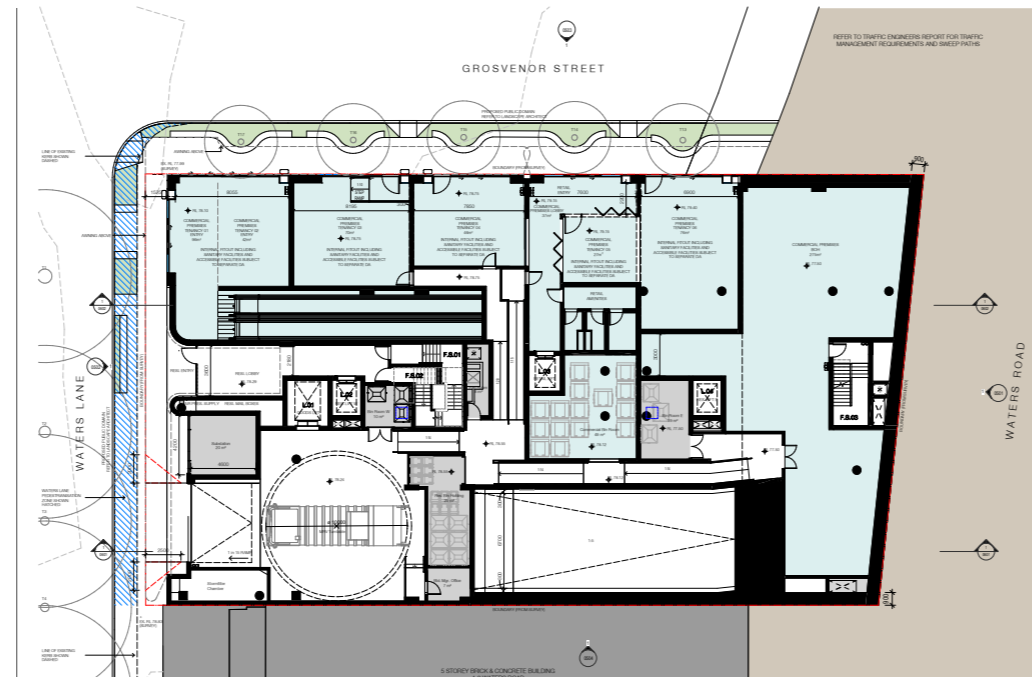
The retail proposal includes complimentary retail spaces that activate the public domain.

Along Grosvenor Street, there are 5 fine grain retail tenancies which seek to activate the public domain. These tenancies ranging in size, however designed in away to allow some to be amalgamated to provide flexibility for future tenants. Each tenancy designed to also allow for either speciality retail or food & beverage uses.

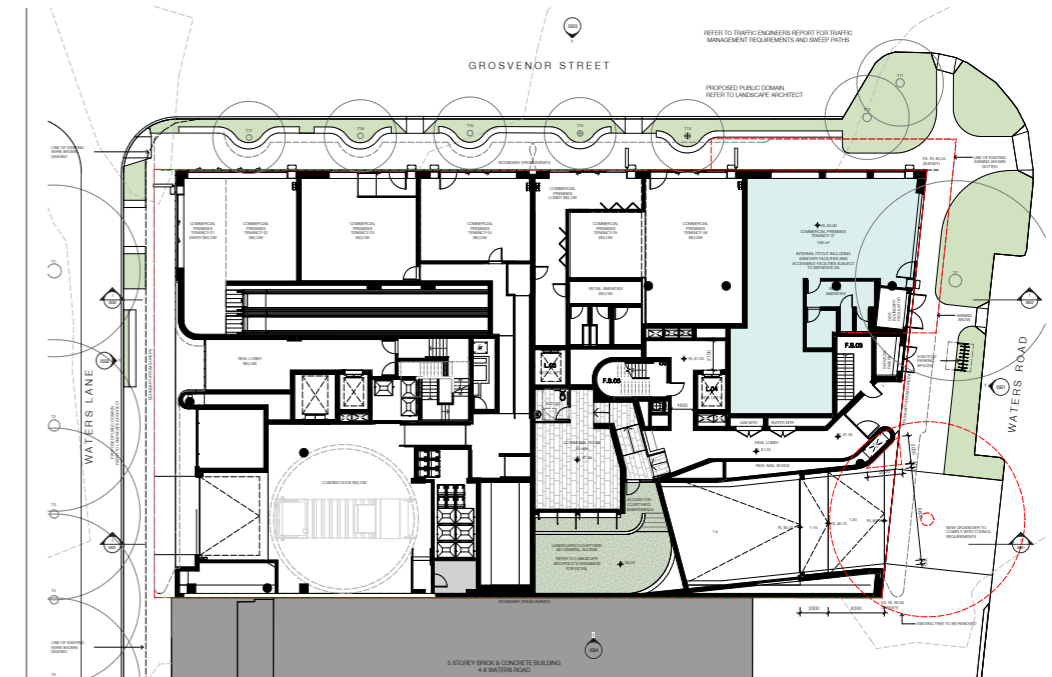
Accessed from the North Western Corner to Waters Lane & Grosvenor Street, the basement level tenancy is served by 2x travelators. The primary entrance, providing prime corner frontage to the broader Neutral Bay Village including signage opportunities for exposure.

Additional Back of House space is provided on ground level, below ground for shared use of all the retail - accessed via a series of corridors to ensure all loading including waste management occurs behind closed doors.

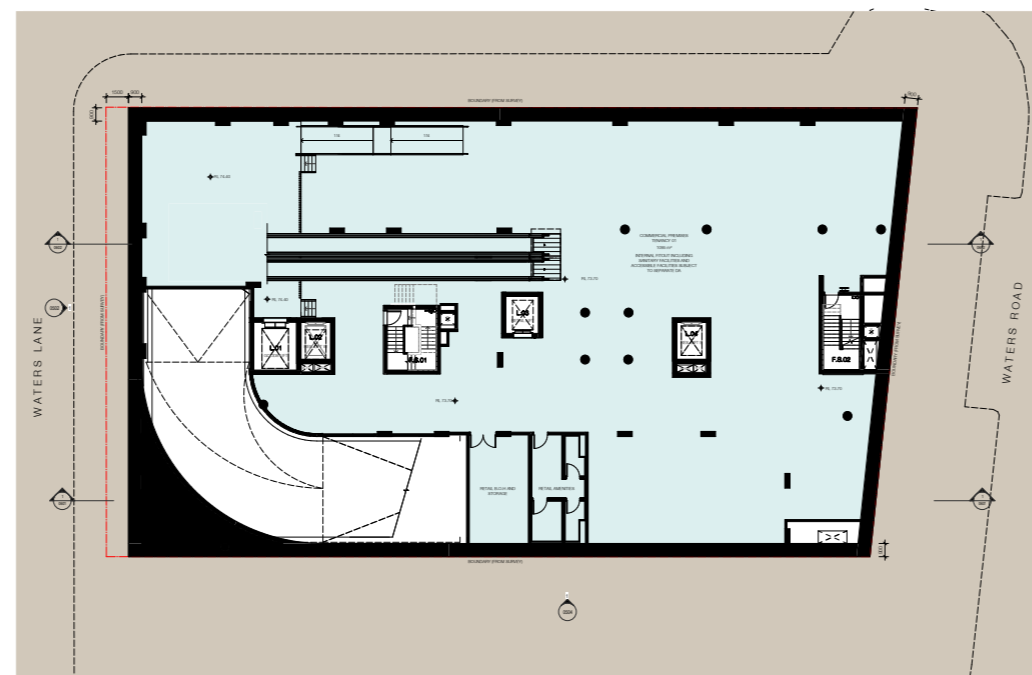
The North Eastern Corner to Waters Road & Grosvenor Street continues the fine grain language of retail tenancies along ground level. This corner tenancy being the largest of the fine grain being prime for a larger food & beverage tenancy such as a flagship restaurant.



Waters Lane Retail



Waters Road Retail



Basement Retail

Retail

7.3 Retail Architecture

The ground level retail, seeks to utilise a distinctive shopfront facade strategy to reflect the quality of the broader proposed development.

Each of the fine grain tenancies will feature an metal work shop front, including both fixed and operable glazing to allow internal & external spaces to seamlessly blend with one another. This approach will further activate the incredible public domain upgrades including additional landscaping & public seating.

A continuous awning will wrap the perimeter of the site providing weathered protection for the community. The awning further enhanced through the signage strategy which will include wall mounted signs with planters to add a unique quality.



Retail



Retail

7.3 Retail Architecture

The basement retail space, perfect for a supermarket or similar will take advantage of the generous floor to ceiling heights to create an inviting yet functional space.

Carefully designed, the space will allow for flexibility for future configuration to ensure a diverse range of permissible uses can be considered.

The space connected to ground level by 2x travelators, will be further serviced by a dedicated goods lift and Back of House strategy, linking the space to the ground level service zones.



Analysis

8

Analysis

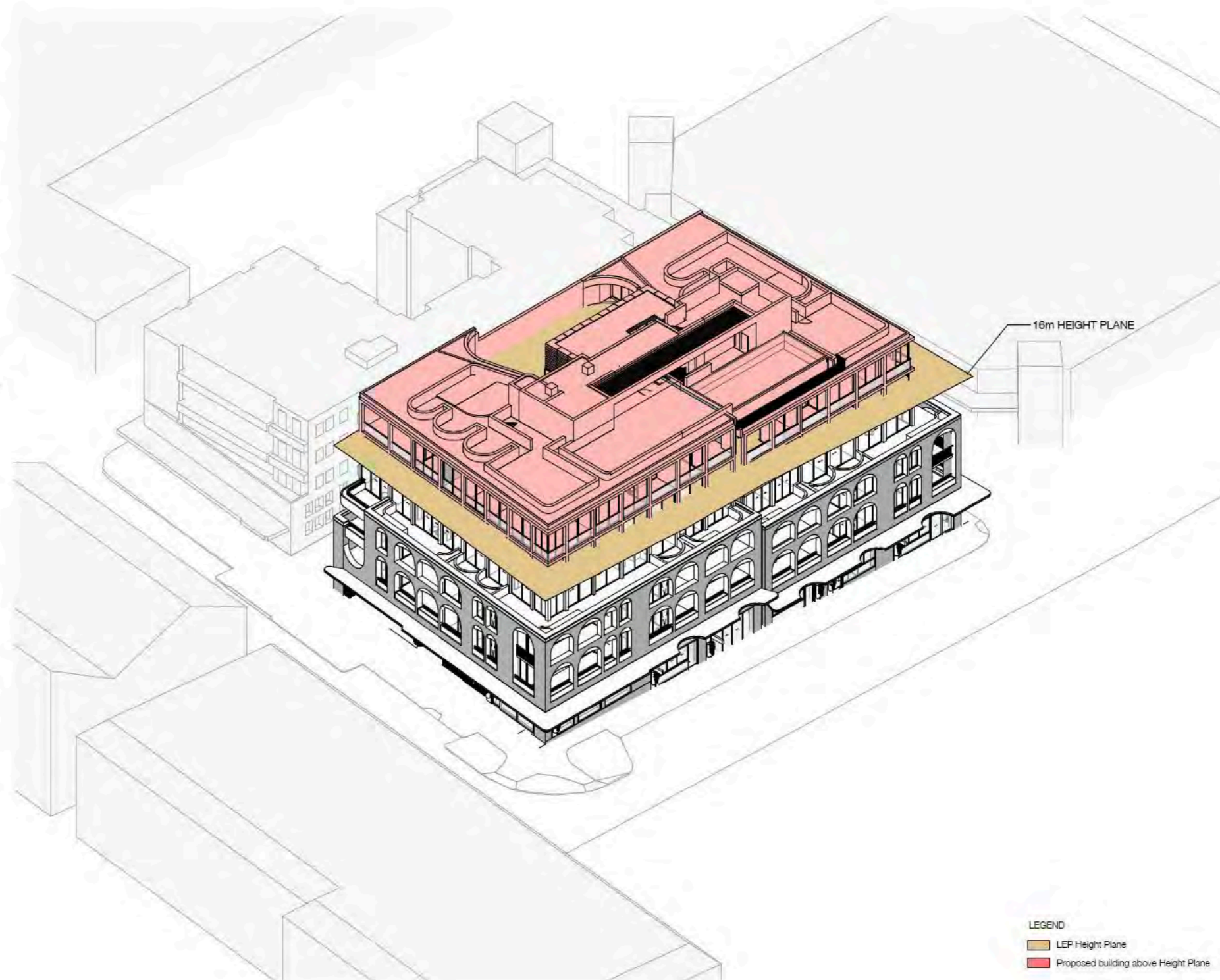
8.1 Height - Proposed

The site is located within Neutral Bay Town Centre, which forms part of the Military Road Corridor Planning Study. As part of the Military Road Corridor Planning Study a Future Directions Paper was adopted by council in February 2021. It includes an increase to the height limit from 5 storeys to 6 storeys.

The Planning Proposal is based on the Military Road Corridor Planning Study & Future Directions Report as adopted by Council 22nd February 2021.

The proposal is consistent with a 6 storey scheme that has appropriate floor to floor heights including 3.2m for residential levels (L2-5) and higher floor to floor heights for the retail levels on Basement 01 & Ground Level.

As shown adjacent, the built form which extends above the existing 16m height limit only relates to that of the 6th storey & is therefore compliant with the objectives of the Military Road Corridor Study.



Analysis

8.1 Height - Proposed



Analysis

8.2 Apartment Amenity - Proposed

Solar Access

32 of the 42 apartments have access to a minimum of 2 hours of direct solar access in midwinter.

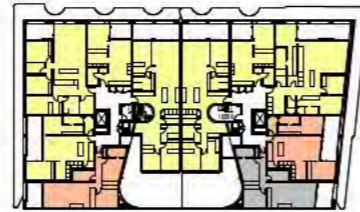
Solar Compliance

76% (32/42 apts) have solar access
5% (2/42 apts) have no sunlight

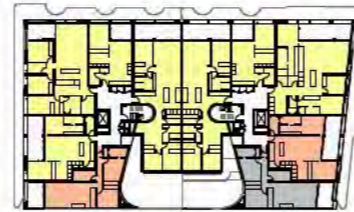
Cross Ventilation

30 of the 42 apartments are provided with natural cross ventilation.

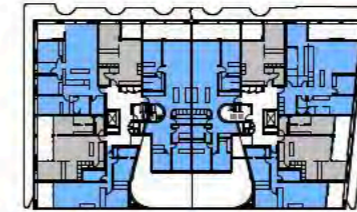
71% (30/42 apts) have cross ventilation



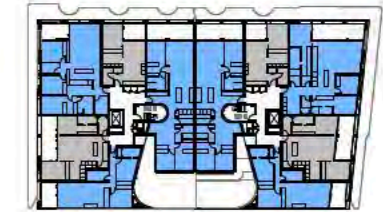
Solar - Level 1



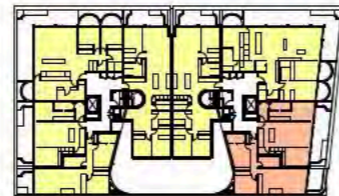
Solar - Level 2



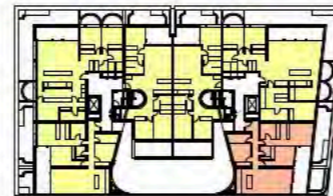
Cross Ventilation - Level 1



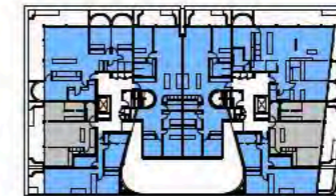
Cross Ventilation - Level 2



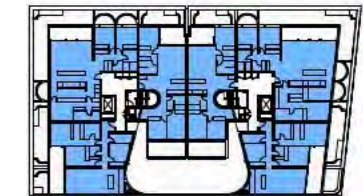
Solar - Level 3



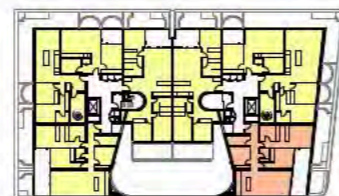
Solar - Level 4



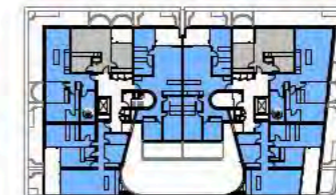
Cross Ventilation - Level 3



Cross Ventilation - Level 4



Solar - Level 5



Cross Ventilation - Level 5

Solar		
Solar	Number	Percentage
2 HOURS+	32	76%
15 MINS - 2 HRS	0	0%
NO DIRECT SUNLIGHT	2	5%
	42	100%

- 2 HOURS+
- 15 MINS - 2 HRS
- NO DIRECT SUNLIGHT
- Calculating...

NOTE: Units indicated above as 'No Direct Sunlight' are capable of receiving direct sunlight to private open spaces.

Cross Vent		
Cross Vent	Number	Percentage
COMPLIANT	30	71%
NON-COMPLIANT	12	29%
	42	100%

- COMPLIANT
- NON-COMPLIANT
- Calculating...

Analysis

8.2 Apartment Amenity - Proposed

Solar Access

32 of the 42 apartments have access to a minimum of 2 hours of direct solar access in midwinter.

Solar Compliance

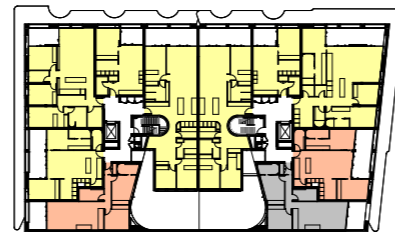
76% (32/42 apts) have solar access

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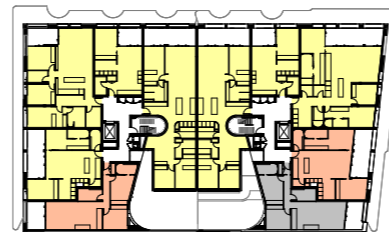
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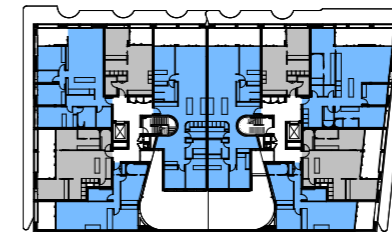
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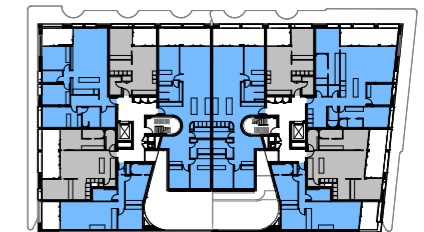
Solar - Level 1



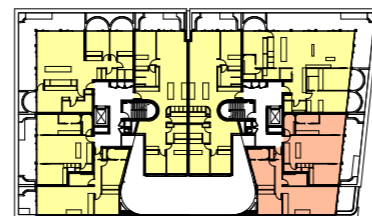
Solar - Level 2



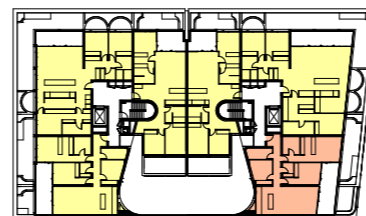
Cross Ventilation - Level 1



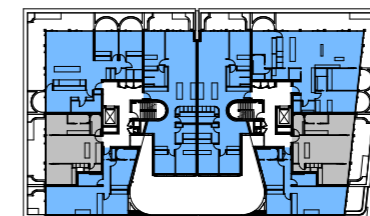
Cross Ventilation - Level 2



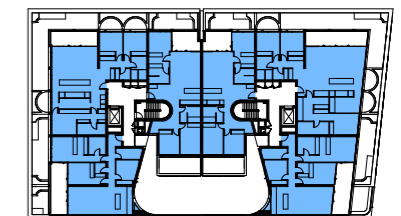
Solar - Level 3



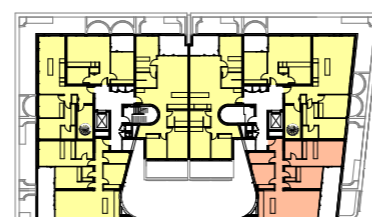
Solar - Level 4



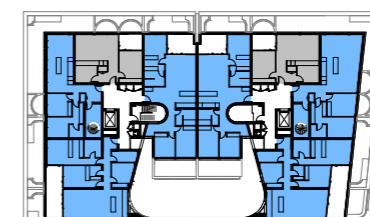
Cross Ventilation - Level 3



Cross Ventilation - Level 4



Solar - Level 5



Cross Ventilation - Level 5

Solar		
Solar	Number	Percentage
2 HOURS+	32	76%
15 MINS - 2 HRS	8	19%
NO DIRECT SUNLIGHT	2	5%
	42	100%

- 2 HOURS+
- 15 MINS - 2 HRS
- NO DIRECT SUNLIGHT
- Calculating...

NOTE: Units indicated above as 'No Direct Sunlight' are capable of receiving direct sunlight to private open spaces.

Cross Vent		
Cross Vent	Number	Percentage
COMPLIANT	30	71%
NON-COMPLIANT	12	29%
	42	100%

- COMPLIANT
- NON-COMPLIANT
- Calculating...

Analysis

8.3 Solar Access - Proposed

The site is located within Neutral Bay Town Centre, which forms part of the Military Road Corridor Planning Study. A Future Directions Paper was adopted by council in February. It includes an increase to the height limit from 5 storey storeys.

The Development Application is based on the Military Road Corridor Planning Study and Future Directions Report as adopted by Council 22nd February.

The proposal is consistent with a 6 storey scheme with appropriate floor to floor heights, including 3.2m for residential component (level 2-level 5) and higher floor to floor heights for commercial and retail on ground floor and level 1.

Built Form

The proposed built form is compliant with the setback Military Road Corridor Strategy, as follows;

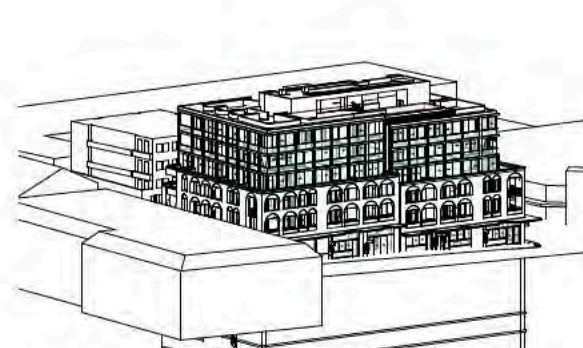
- _ Waters Road Podium 0m
- _ Waters Road Upper 3m
- _ Waters Lane Podium 1.5m
- _ Waters Lane Upper 4.5m (i.e. 3m from below)
- _ Grosvenor Street Podium 0m
- _ Grosvenor Street Upper 3m

The scheme is consistent with the allowable built form within the Future Directions Report as adopted by Council 22nd February.

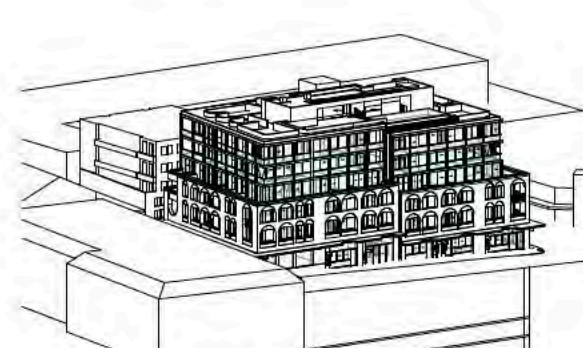
Solar Access

Solar access is provided to the following;

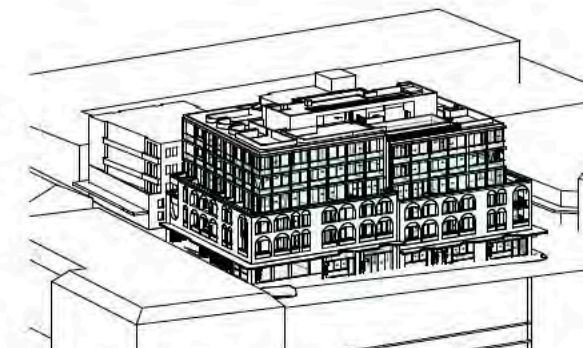
- _ The communal open space on the roof top.
- _ The communal room on the roof top.
- _ Apartment balconies and terraces, which are typically located adjacent the street facades (or on open decks)
- _ Apartment living rooms, which are typically located adjacent the street facades.
- _ Part of the landscaped courtyard in mid winter.



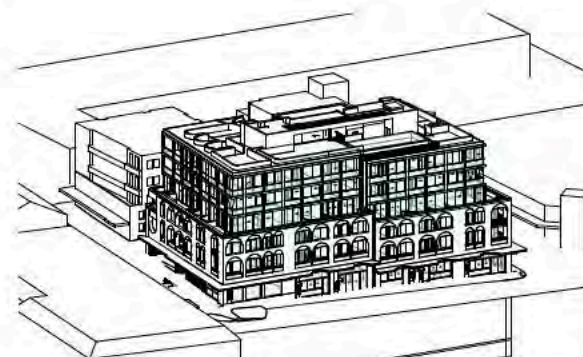
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8.00



15min SOLAR ACCESS - 21-Jun
8.15



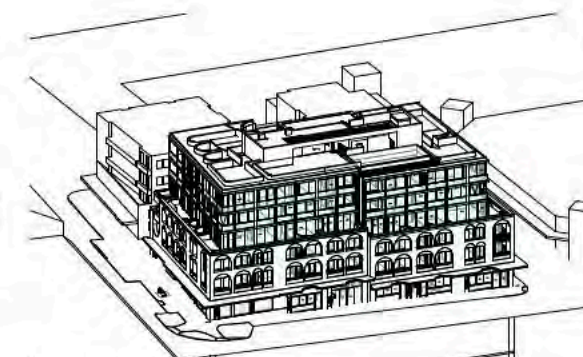
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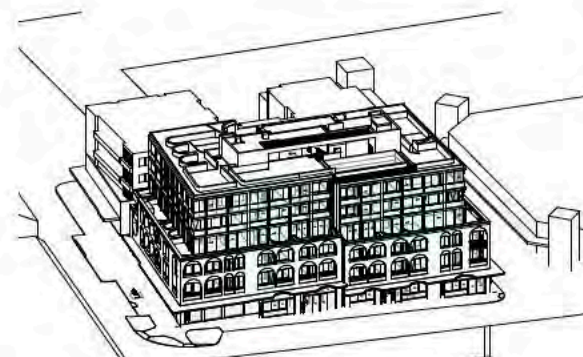
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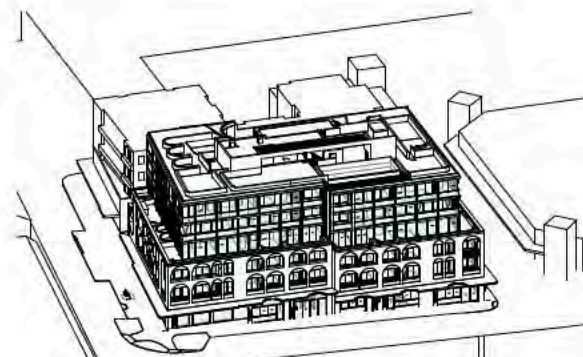
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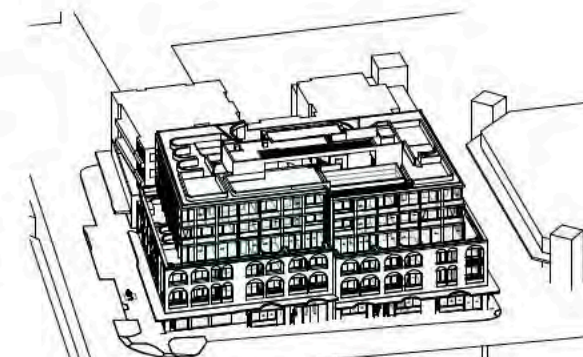
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15min SOLAR ACCESS - 21-Jun
9.30



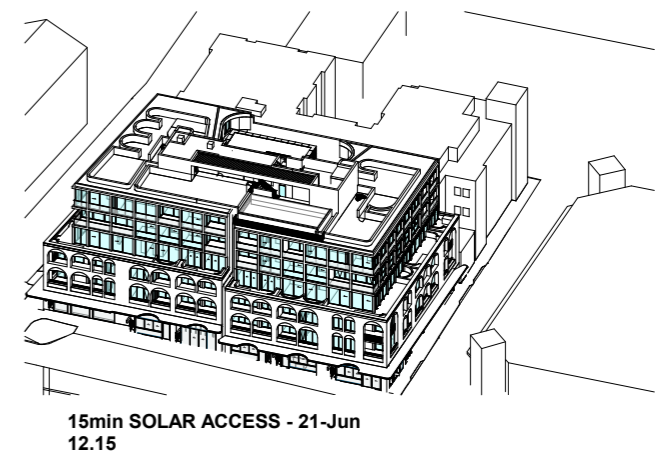
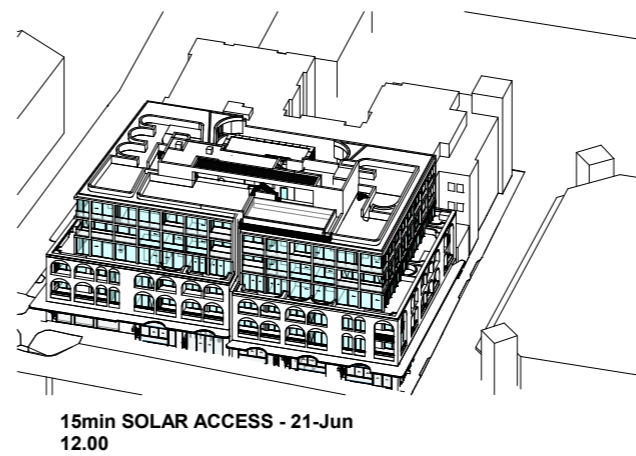
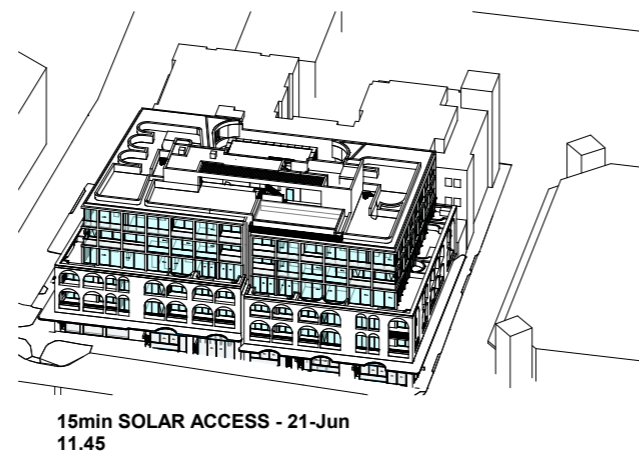
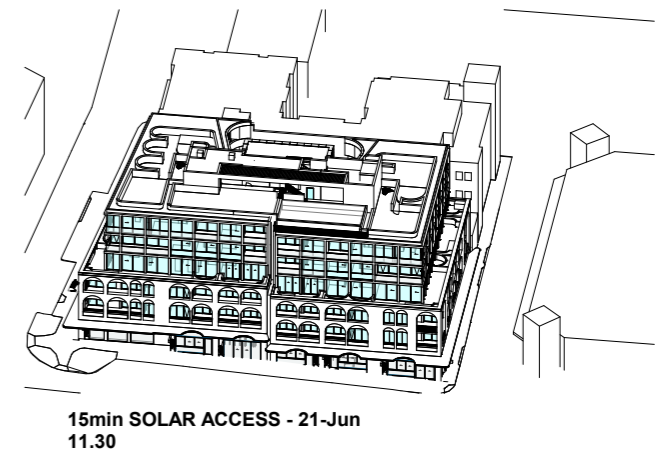
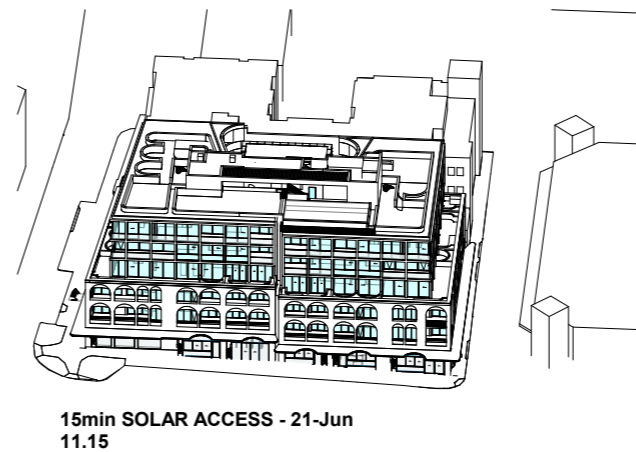
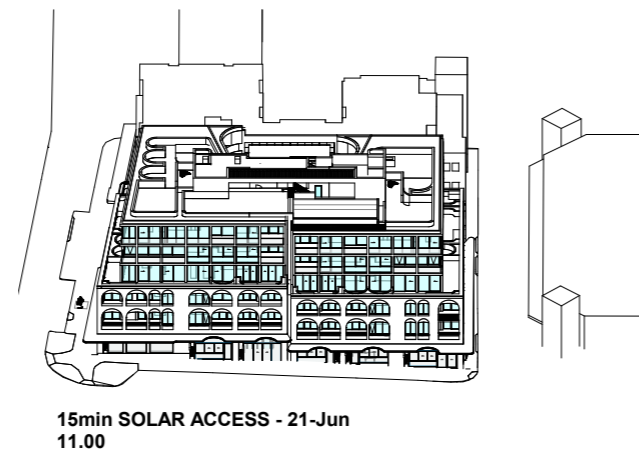
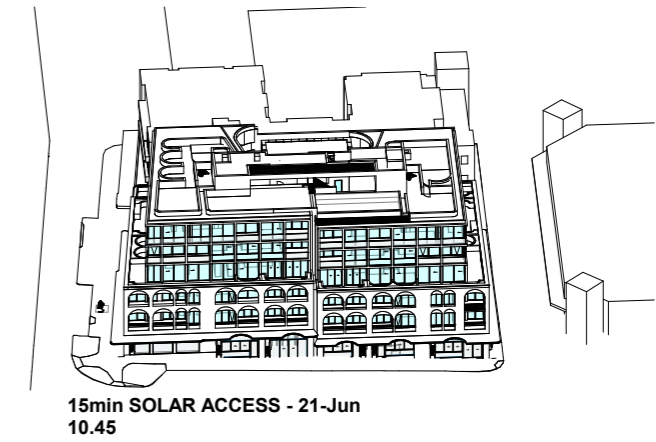
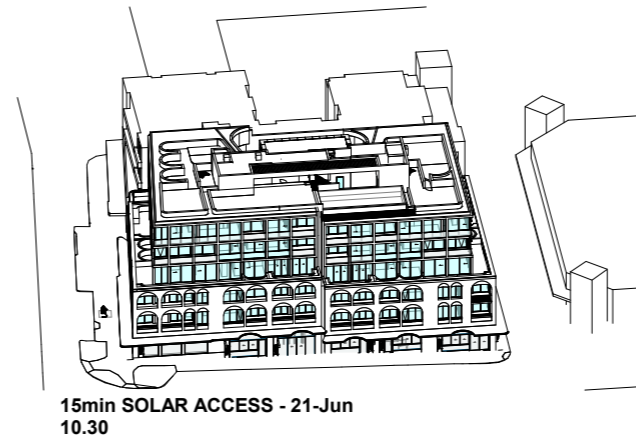
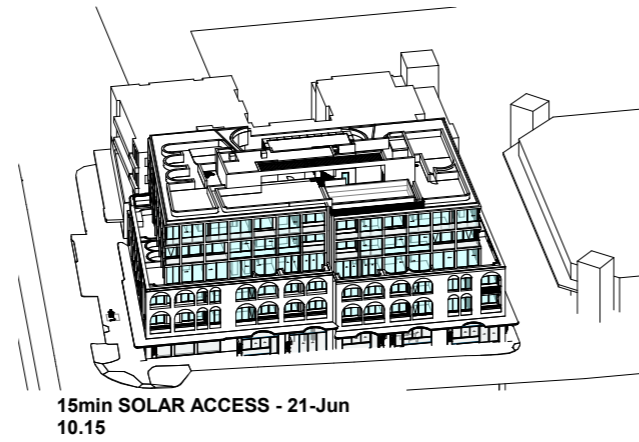
15min SOLAR ACCESS - 21-Jun
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15min SOLAR ACCESS - 21-Jun
10.00

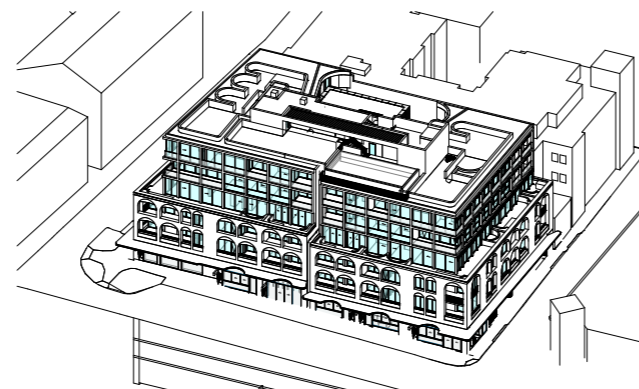
Analysis

8.3 Solar Access - Proposed

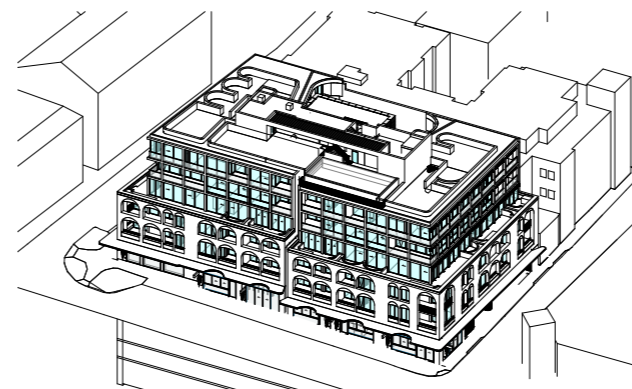


Analysis

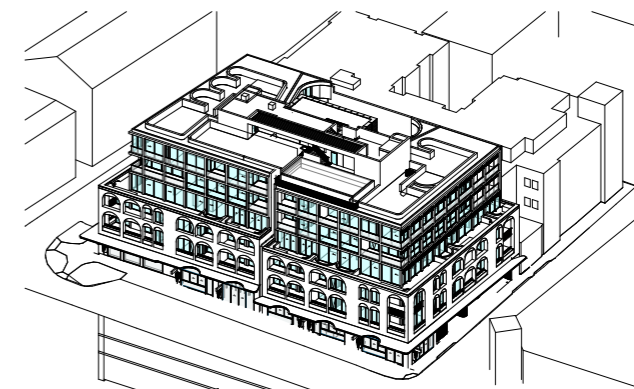
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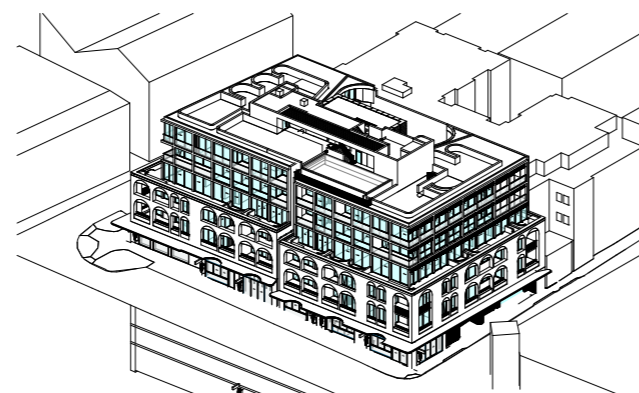
15min SOLAR ACCESS - 21-Jun
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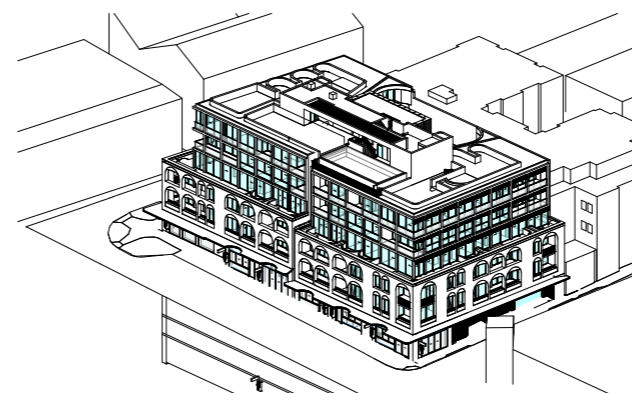
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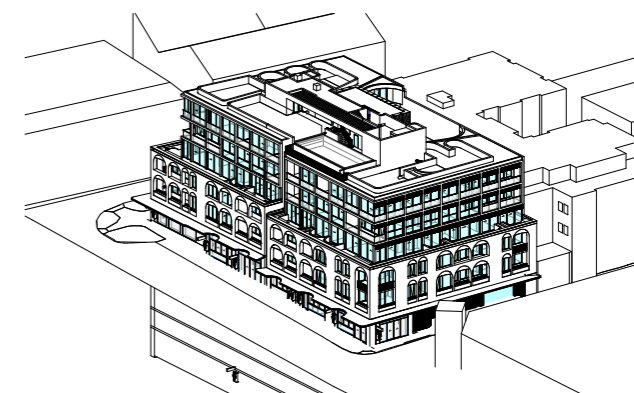
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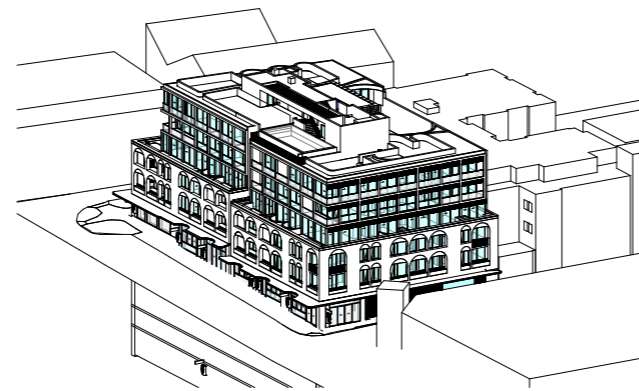
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30min SOLAR ACCESS - 21-Jun
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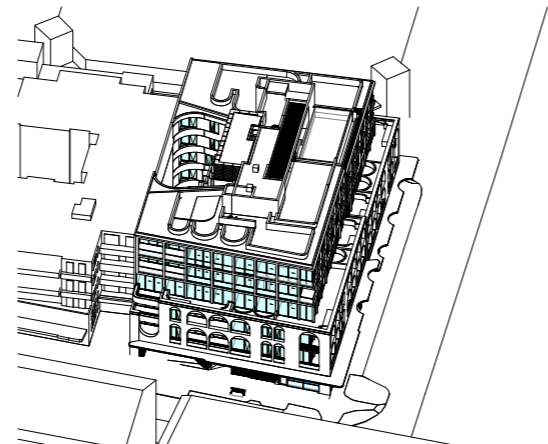
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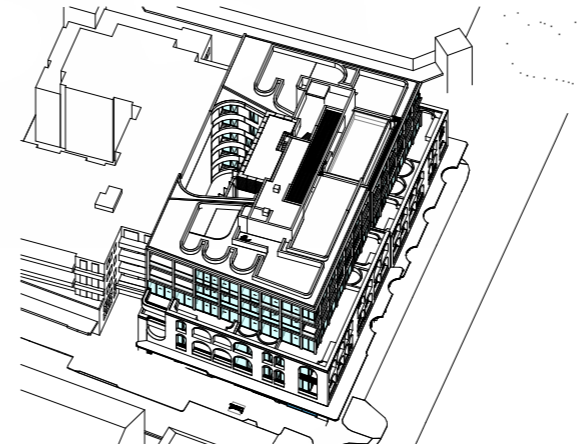
30min SOLAR ACCESS - 21-Jun
15.00

Analysis

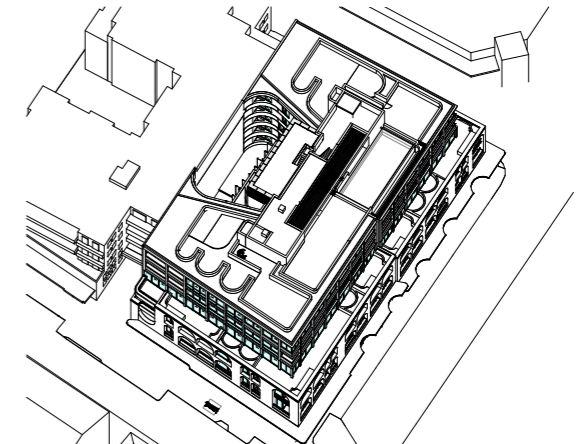
8.3 Solar Access - Proposed



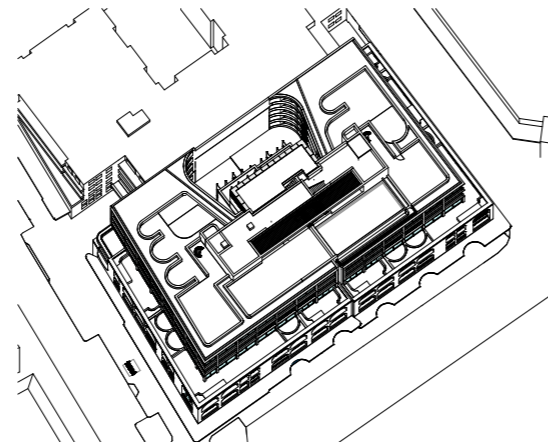
SOLAR ACCESS -
21-Dec-18-8.00



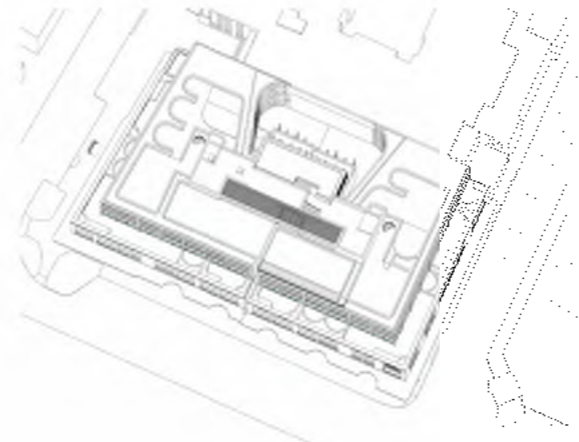
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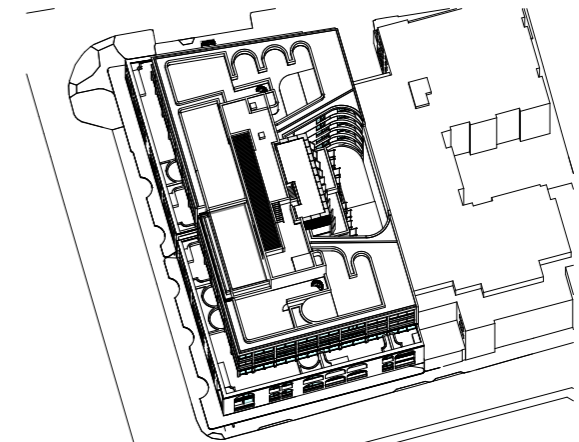
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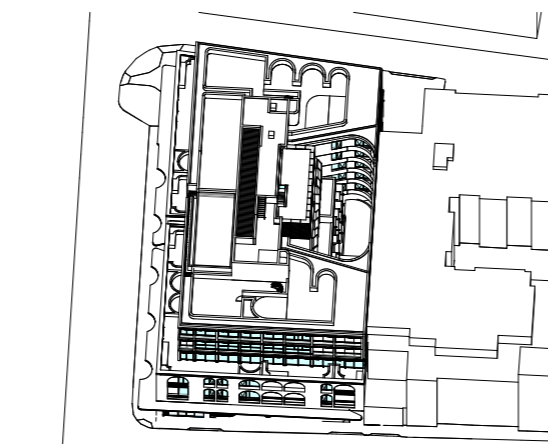
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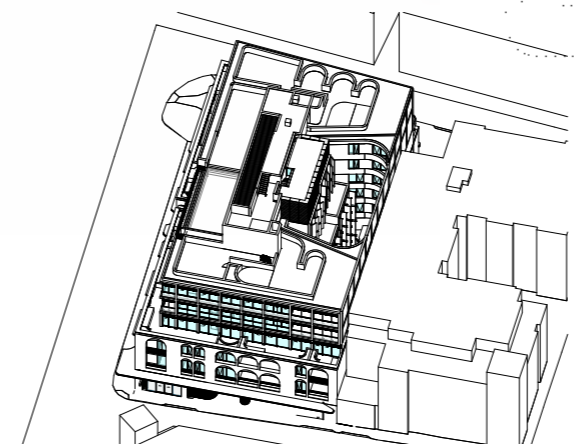
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21-Dec-18-12.00



SOLAR ACCESS -
21-Dec-18-13.00



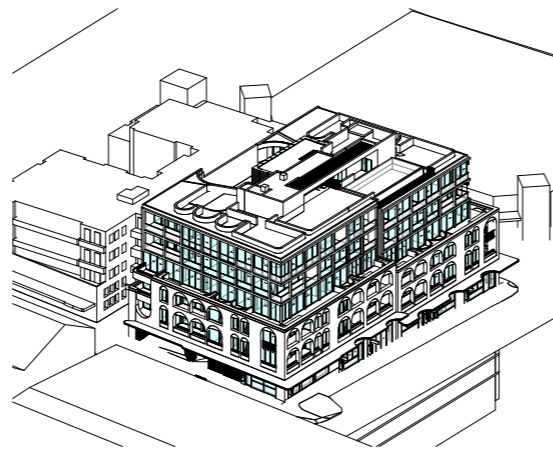
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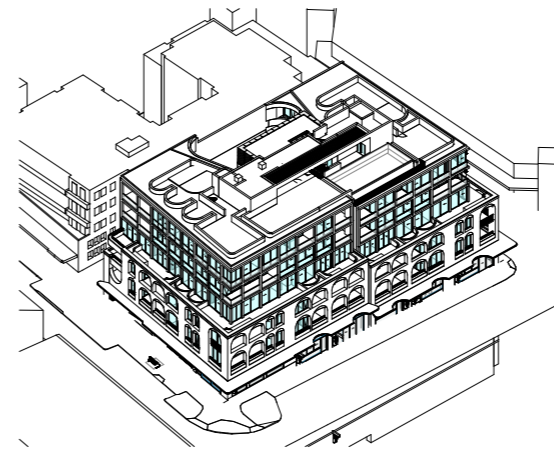
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Analysis

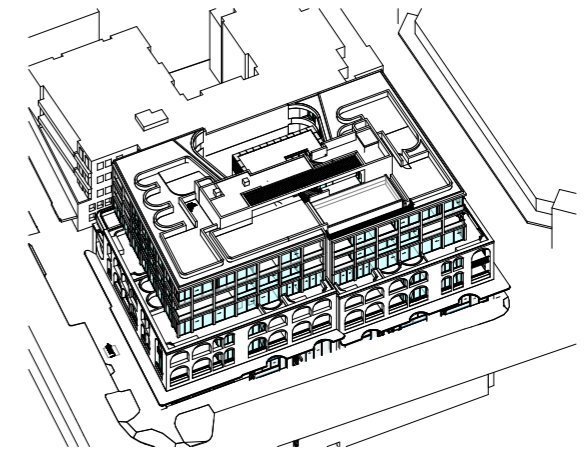
8.3 Solar Access - Proposed



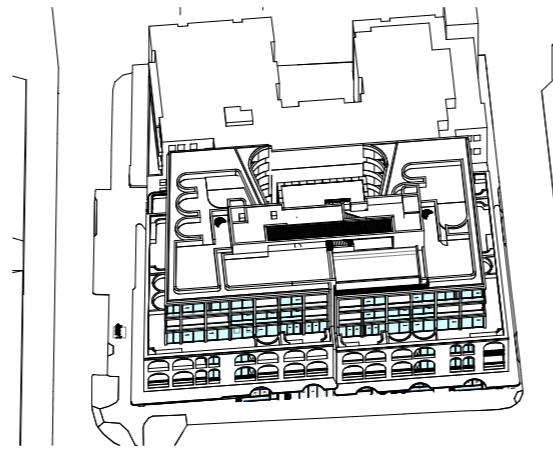
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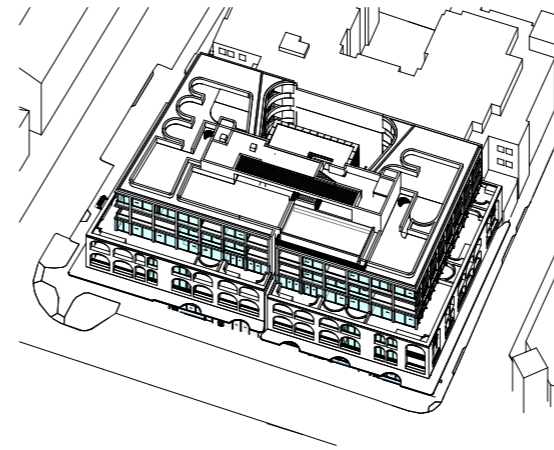
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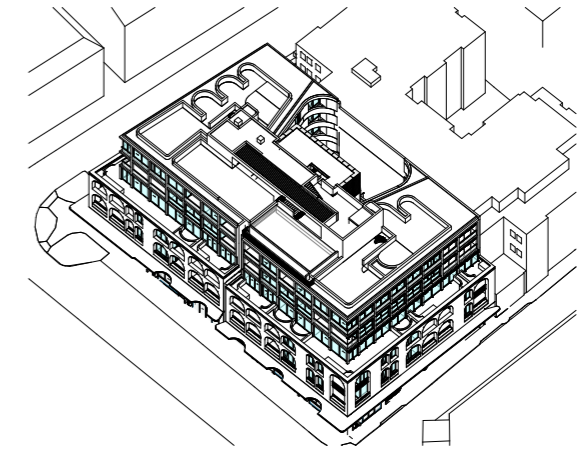
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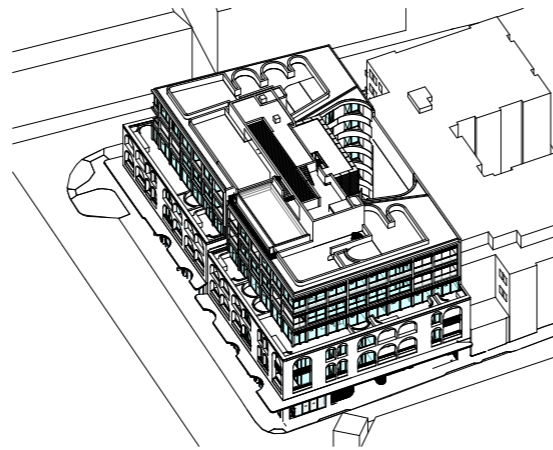
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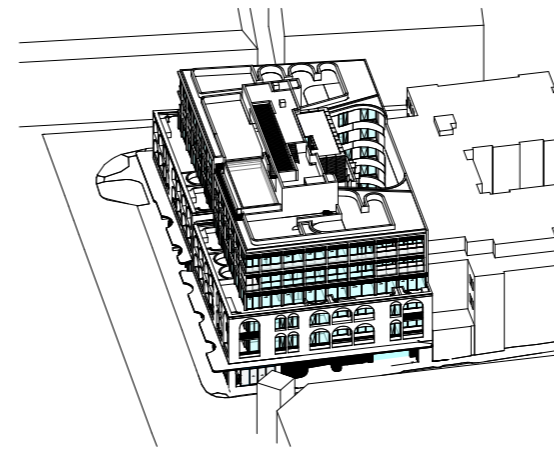
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SOLAR ACCESS -
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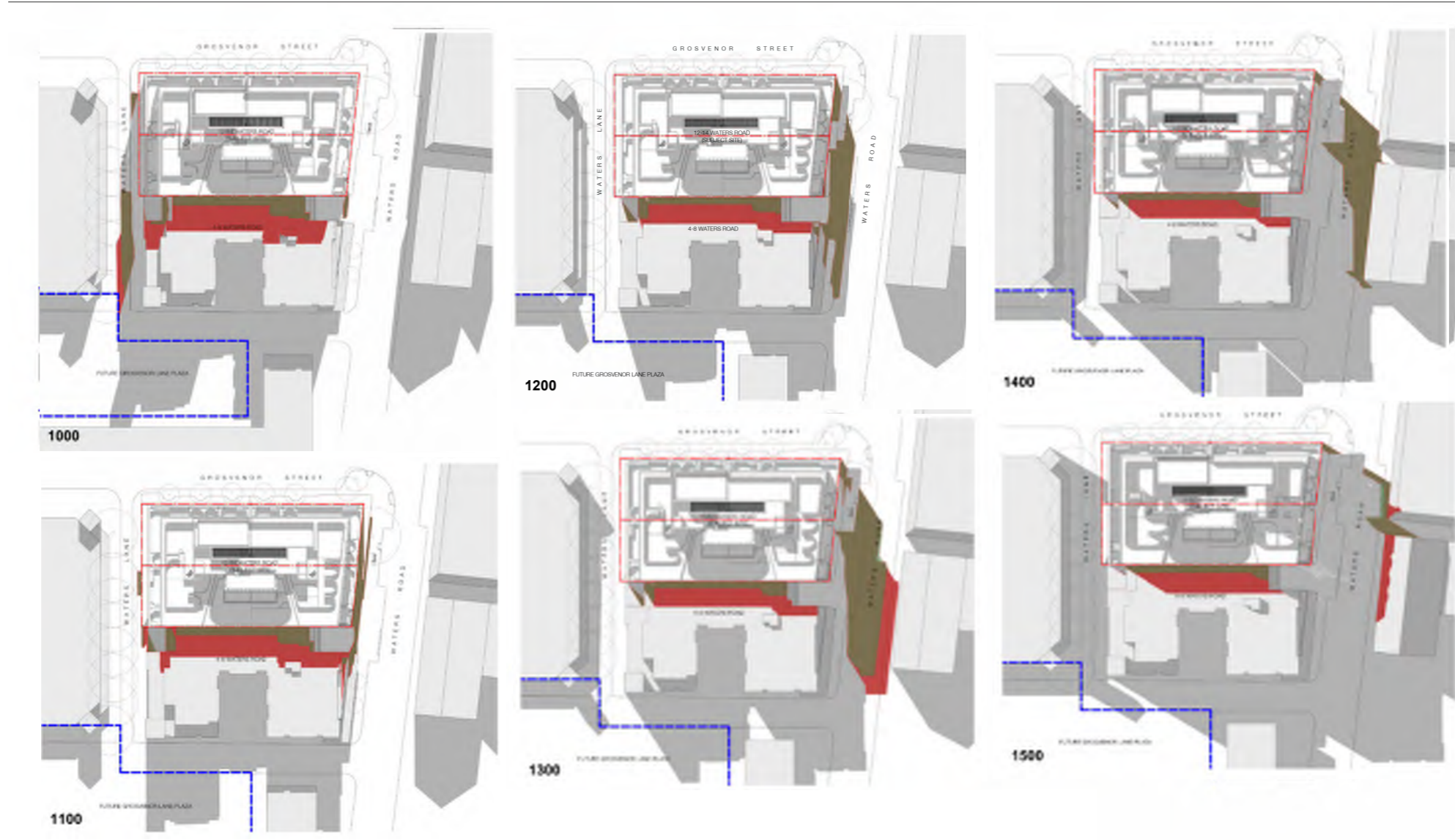
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21-Sep-18-15.00

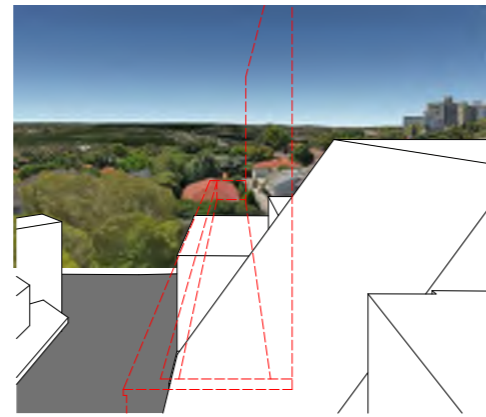
Analysis

8.6 Overshadowing

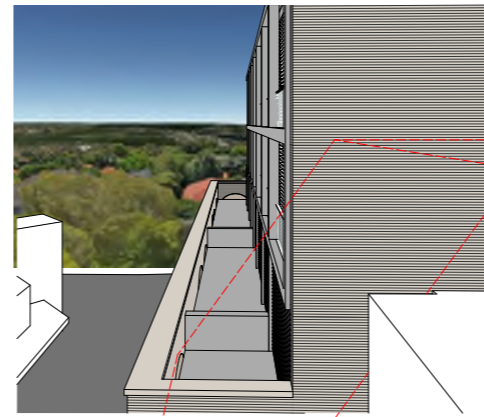


Analysis

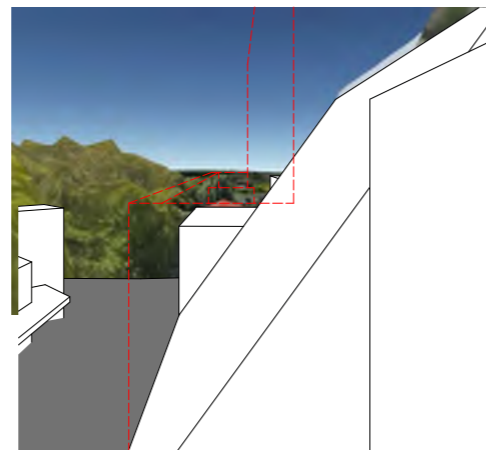
8.7 View Diagrams



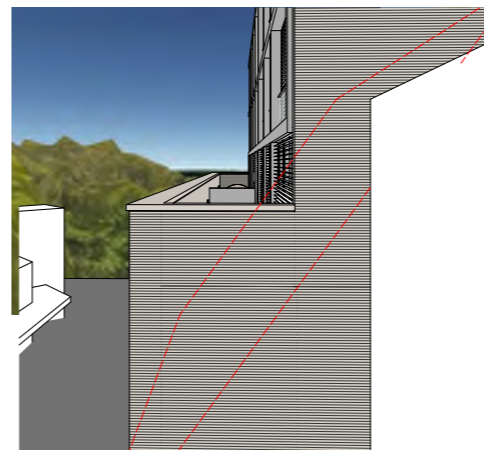
View From Level 5, 4-8 Waters Rd - Existing



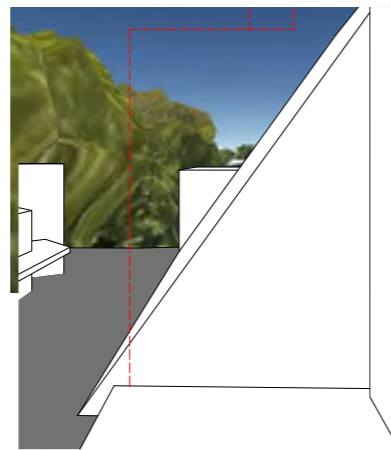
View From Level 5, 4-8 Waters Rd - Proposed



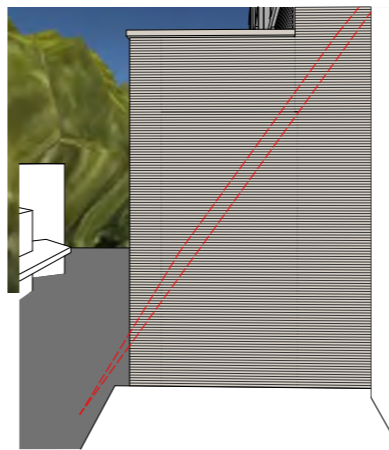
View From Level 4, 4-8 Waters Rd - Existing



View From Level 4, 4-8 Waters Rd - Proposed



View From Level 3, 4-8 Waters Rd - Existing



View From Level 3, 4-8 Waters Rd - Proposed

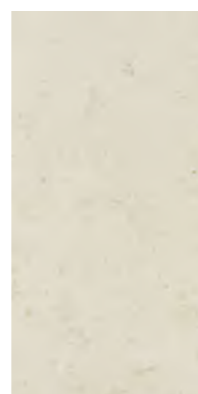
Materiality

9

Materiality



BK-01 FACE BRICK
 Material: Long format brick
 Finish: Face finish, no paint.
 Colour: Simmental Silver (or similar)
 Supplier: Bowral (or similar)



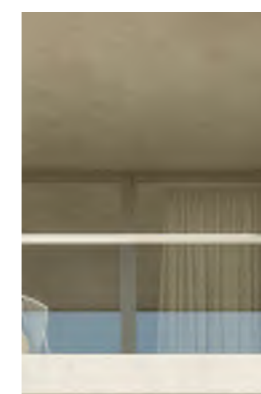
PC-01 PRECAST CONCRETE 1



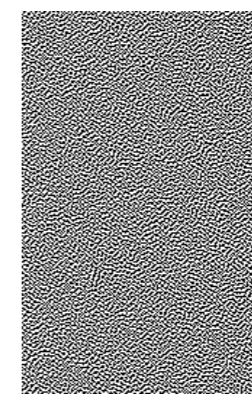
PC-02 PRECAST CONCRETE 2



MT-01 METALWORK
 Finish: Brushed metalwork
 Colour: Copper colour finish



BL-02 GLASS BALUSTRADE
 Material: Frameless glass with flat aluminum top rail
 Finish: Clear



BL-01 METAL BALUSTRADE
 Finish/colour: Grey



GL-01 ALUMINIUM FRAMED WINDOW AND DOORS
 Finish/colour - Matt Grey

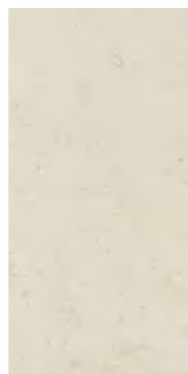


Landscape to Landscape Architect's Details

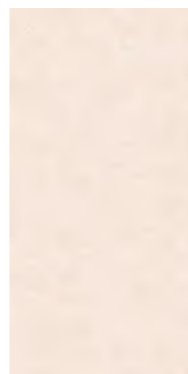
Materiality



BK-01 FACE BRICK
 Material: Long format brick
 Finish: Face finish, no paint.
 Colour: Simmental Silver (or similar)
 Supplier: Bowral (or similar)



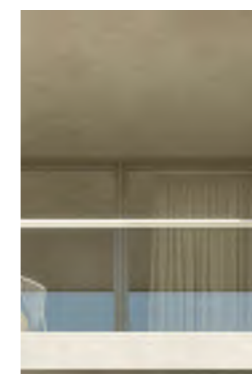
PC-01 PRECAST CONCRETE 1



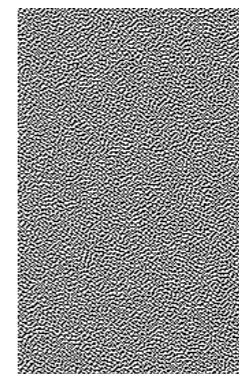
PC-02 PRECAST CONCRETE 2



MT-01 METALWORK
 Finish: Brushed metalwork
 Colour: Copper colour finish



BL-02 GLASS BALUSTRADE
 Material: Frameless glass with flat aluminium top rail
 Finish: Clear



BL-01 METAL BALUSTRADE
 Finish/colour: Grey



GL-01 ALUMINIUM FRAMED WINDOW AND DOORS
 Finish/colour: Matt Grey

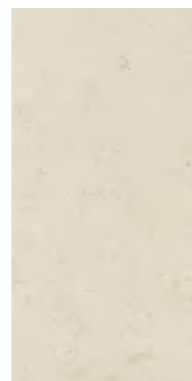


Landscape to Landscape Architect's Details

Materiality



BK-01 FACE BRICK
 Material: Long format brick
 Finish: Face finish, no paint.
 Colour: Simmental Silver (or similar)
 Supplier: Bowral (or similar)



PC-01 PRECAST CONCRETE 1



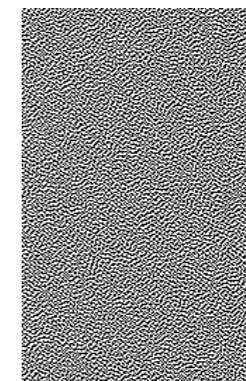
PC-02 PRECAST CONCRETE 2



MT-01 METALWORK
 Finish: Brushed metalwork
 Colour: Copper colour finish



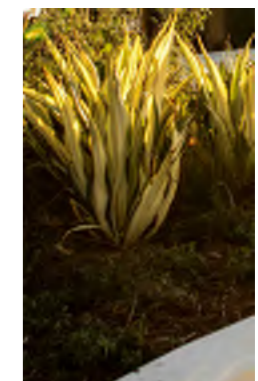
BL-02 GLASS BALUSTRADE
 Material: Frameless glass with flat aluminium top rail
 Finish: Clear



BL-01 METAL BALUSTRADE
 Finish/colour: Grey



GL-01 ALUMINIUM FRAMED WINDOW AND DOORS
 Finish/colour - Matt Grey



Landscape to Landscape Architect's Details

Materiality

9.9 Landscape Softscape

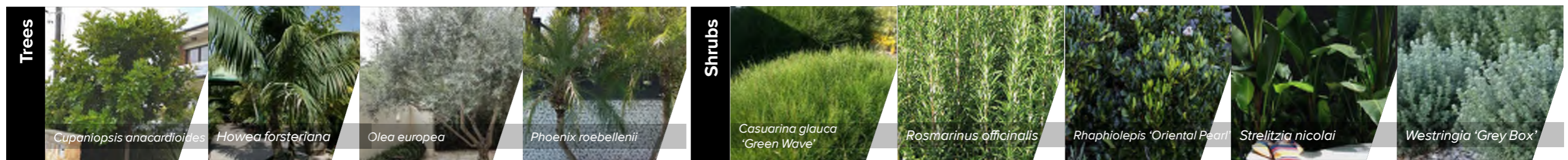
STREETSCAPE



SCULPTED COURTYARD + NICHES
CENTRAL PLANTER BEDS ON GF + LVL 1



BALCONIES + ROOFTOP



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SJB is passionate about the
possibilities of architecture,
interiors, urban design
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Let's collaborate.



12-14 Waters Road, Neutral Bay

Design Report - Development Application

Prepared for
Central Element

Issued
December 2021

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At SJB we believe that the future of the city is in generating a rich urban experience through the delivery of density and activity, facilitated by land uses, at various scales, designed for everyone.

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Version: DA
Prepared by: WG
Checked by: AH

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